

# REQUEST FOR STATEMENT OF INTEREST AND OFFER

## Site Evaluation and Selection

for the proposed

## Central Nebraska Replacement Veterans Home

April 29, 2013



**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

**TABLE OF CONTENTS**

1.0	Introduction	3
2.0	Description of Proposed Replacement Veterans Home	3
3.0	Pre-Offer Meeting and Attendance Requirements	4
4.0	Requests for Information/Clarifications	4
5.0	Requirements for Statement of Interest and Offer	4
6.0	Offer Submission and Response date	6
7.0	Schedule for Receipt, Evaluation and Site Selection Recommendation	7
8.0	Other Information	7
9.0	Appendix	9
	Exhibit A – Basic Site Selection Criteria and Requirements Evaluation Form	10
	Exhibit B – Response Information and Format	14
	Exhibit C – Zone of Location for Replacement Veterans Home Time Travel Map	22
	Exhibit D – Outline Principles for County Resolution of Support	23
	Exhibit E - Estimated Utility Demand and Usage Requirements	24

## **CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**

### **Request for Statement of Interest and Offer**

The State of Nebraska Department of Administrative Services (NE DAS) hereby issues this Request for Statement of Interest and Offer (RSIO) associated with site evaluation and selection for the proposed Central Nebraska Replacement Veterans Home (CNVH).

#### 1.0 Introduction

The State of Nebraska intends to replace the Grand Island Veterans Home in order to meet the long term care needs of Veterans in Nebraska and to provide facilities that meet the U.S. Department of Veterans Affairs (USDVA) standards and guidelines. The existing Veterans Home at Grand Island has deficiencies, and it does not conform to current best practices of the USDVA Community Living Centers, which is applicable to State Veterans Homes.

It is anticipated that the Replacement Veterans Home will be funded by a State partnership with the competitive Federal Department of Veterans Affairs State Home Construction Grants Program (SHCGP). In order to qualify for and be awarded a grant, State matching funds are required. Legislative Bill (LB) 198 *“Appropriate funds for capital construction and property acquisition”*, has been introduced in the Nebraska Legislature and is pending. As such, not all necessary program elements to serve our Veterans are allowable for Federal funding and must be provided by State resources, philanthropy or other sources. For example, land acquisition and off-site improvement costs do not qualify for Federal assistance. Award of the grant is contingent on appropriation of matching funds by the Nebraska Legislature.

In compliance with the USDVA Community Living Communities current standards, one (1), 225-bed Home constructed on one level (single story) is envisioned. Government areas/political subdivisions or not-for-profit entities located less than two (2) hour measured driving distance from the existing Grand Island Veterans Home and greater than a two (2) hour measured driving distance from the Norfolk, Western Nebraska and the Eastern Nebraska Veterans Homes are eligible to be considered and must have a suitable forty five (45) acre minimum site, in an area with compatible zoning unencumbered by restrictions, suitable for location of a Veterans Home, along with a qualified area labor force capable of adequately staffing a 225 bed long term care facility. The State of Nebraska must already have title or the Offeror must possess title to the proposed site and able to transfer title free and clear of any encumbrances. To meet USDVA requirements the State must assume fee title to the site.

This Request for Statement of Interest and Offer (RSIO) is for the site of the replacement Veterans Home only and not for the design, construction or development of the actual facility. Government areas/political subdivisions or not-for-profit entities (hereinafter referred to as “Offeror”) may submit an Offer subject to the guidelines outlined within this RSIO document.

#### 2.0 Description of Proposed Replacement Veterans Home

In keeping with current best design practices as articulated in the Veterans Affairs Community Living Centers (CLC) Design Guide (June 2011), the Replacement Home is programmed to provide for the dignity, privacy and special needs of Veterans' through the application of the resident centered model of

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

care. This model of care will provide an environment of life and optimism in a Home-Neighborhood-Community Center design hierarchy of spaces.

The project proposed involves the construction of approximately 310,000 gross square feet (GSF) of buildings, with 225 private bedrooms, on a single level. The resident rooms will be distributed among six care levels – Long Term Care, Medically Complex, Medicare, Dementia, Hospice, and Assisted Living in households of 12-15 members. The total net square footage (NSF) associated with the Households (Housing Unit Types) is approximately 124,000 NSF.

Non-bed support spaces such as the Community Center, Clinic, Pharmacy, Therapy, Administrative, Building Support Services and other common areas total approximately 70,000 NSF.

**3.0 Pre-Offer Meeting and Attendance Requirements**

A Pre-Offer Meeting will be held as indicated on the timeline shown in 7.0. It is highly recommended that all entities planning to submit an Offer attend this Pre-Offer Meeting. Designated individuals with authority to commit the potential Offeror or will be signing the Offer are strongly encouraged to attend. The meeting will be held at the Nebraska State Office Building, 301 Centennial Mall South, Conference Room C (lower level), Lincoln NE, (1: 30 p.m. Central Time). Subsequent to the Pre-Offer Meeting, Offerors may submit written questions and/or requests for clarification regarding the RSIO.

**4.0 Requests for Information/Clarifications**

Any requests for clarification, questions or additional information regarding the submission of this Offer shall be directed via e-mail on or before May 17, 2013 to: [cnvh@nebraska.gov](mailto:cnvh@nebraska.gov).

The State will provide an official response no later than May 23, 2013 to any and all questions and requests for clarification. All questions submitted and associated responses will be provided to all Pre-Offer Meeting registered attendees and posted on the State Department of Administrative Services website at:

<http://www.cnvh.nebraska.gov>.

This will be the only form of response to questions and requests for clarifications. Any other form of interpretation, correction or change to this RSIO will not be binding upon the State. Any addenda issued will be posted at this same website location.

**5.0 Requirements for Statement of Interest and Offer**

The objective of this RSIO is to provide sufficient information to enable qualified Offerors to submit written Offers. The RSIO is not a contract, commitment or award.

All information provided in the Offer must be legible. Each Offer shall be accompanied by a transmittal letter signed in ink by a duly authorized official of the Offeror. The contents of the proposal submitted by the successful Offeror may become part of any contract or agreement executed by the State and the Offeror.

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

**5.0.1 Requirements for Consideration of Offers**

- 5.0.1.1 Site shall be located no greater than a two hour driving distance from the existing Grand Island Veterans Home, nor within a two hour driving distance of the other three existing Nebraska Veterans Homes --- Western Nebraska (Scottsbluff) Veterans Home, Norfolk Veterans Home or the Eastern Nebraska (Bellevue) Veterans Home (Exhibit C).
- 5.0.1.2 Site shall be located in an area that has sufficient infrastructure to support a 225 bed single story Veterans Home. The land shall be at no cost to the State of Nebraska. A site of forty-five (45) minimum contiguous acres is required. The site shall have a suitable area located within the acreage for physical placement of the Veterans Home. The actual placement of and orientation of the Home will be at the sole discretion of the NE DAS. The area on the site for proposed buildings as determined by NE DAS must be reasonably cleared of trees, vegetation, former building foundations, rubble and of sufficient size to accommodate the proposed Home and associated facilities (buildings, circulation drives, parking areas and landscaping). A site that is squarer in configuration is preferred over a long and narrow rectangular site. The area proposed for the Veterans Home location shall not have abrupt changes in elevation greater than six (6) feet and shall slope toward natural or adequately designed and constructed drainage features (approved by NE DAS) capable of accommodating the anticipated 100-year storm runoff from the completed facility without adverse impact on surrounding properties. As a guideline, the preferred minimum slope should not be less than one-half percent (0.005) nor greater than two percent (0.02). The Veterans Home buildings cannot be located in a flood plain or Offeror must provide a credible plan to mitigate flood plain impacts and implement mitigation plan no less than sixty (60) days prior to commencement of construction. The selected site shall allow for the low cost development of a buildable area of approximately thirty (30) acres on a relatively level plateau that will require minimal grading and minimal storm water management measures.
- 5.0.1.3 The Offeror shall bring, at no cost to NE DAS, all utilities to the meter location adjacent to the Veterans Home or other specified connection points as determined by NE DAS. All utilities must enter the site through a common easement corridor as specified by NE DAS. Utilities will also be required to be installed and made available for connection (at no cost to NE DAS) and supplied to the construction area of the Veterans Home not less than sixty days prior to commencement of construction.
- 5.0.1.4 The site shall be accessible, a minimum of sixty (60) days prior to construction, by all-weather paved roads suitable for all types of construction traffic and loadings. The roads shall be maintained and capable of supporting traffic during the construction phase,

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

connected to the nearest Nebraska highway and meet the requirements of Nebraska Administrative Code Title 428, Rules and Regulations of the Board of Public Roads Classifications and Standards Chapter 2, Part One or Part Two if a Local Road or Street.

5.0.1.5 Offerors must have been legally incorporated for a minimum of twenty (20) years and if a municipality, a Nebraska city of the first class by legal classification. Organizations (joint ventures, affiliations, limited liability corporations, etc.), recently formed for the sole purpose of submitting an Offer will be rejected.

5.0.1.6 Emergency fire and rescue services serving the site shall be provided by first responder organization(s) organized permanently under applicable state or local laws, staffed on a twenty-four hour basis by full-time, certified, trained professionals, participate in the Fire Suppression Rating Schedule (FSRS) Public Protection Classification (PPC™) Program and have a rating of six (6) or better.

5.0.2 Technical, Descriptive, Supportive Documentation Requirements along with formatting and submittal specifications for Consideration of Offers is contained in Exhibits A, B and C of the Appendix to this Request for Statement of Interest and Offer.

**6.0 Offer Submission and Response Date**

Offeror is required to submit (seven) (7) printed, bound copies of the Offer and one (1) identical electronic copy of the Offer. In the event the printed and electronic copies differ, the printed copy will govern. All Offers must be received no later than 3:00 PM, Central Time, June 11, 2013.

Offers should be directed to:

Fred Zarate, Architect/Project Manager  
State of Nebraska Department of Administrative Services  
State Building Division  
521 South 14th St., Suite 500  
Lincoln, NE 68509

Offers may be mailed, shipped via express service or hand-delivered. The Offeror shall be responsible for actual delivery of the Offer to the proper office address before the deadline. Any Offers received after the deadline may be returned unopened.

The Offer must contain the signature of a duly authorized official, officer or agent of the Offeror empowered by resolution with the authority to bind the Offeror to the Offer.

All Offers shall become the property of the State of Nebraska upon receipt. The content of all Offers will be made public except for as permitted by law. If any Offer contains proprietary or confidential information, it should be so designated in the Offer.

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

**7.0 Schedule for Receipt, Evaluation and Site Selection Recommendation**

Issuance of Request for Statement of Interest and Offer	April 29, 2013
Pre-Offer Meeting	May 10, 2013
Deadline for Receipt of Written Questions and Clarifications	May 17, 2013
Publish Responses to Written Questions and Clarifications	May 23, 2013
Statement of Interest and Offers Due	June 11, 2013
Site Visits	June 13 & 14, 2013

The Site Selection Committee, with the assistance of a consulting architect/engineer has developed basic site selection and scoring criteria. The Committee and their consultant reserve the right to ask for clarification in the event any ambiguity is discovered in the Offer and prior to the selection of the sites to be visited. The Site Selection Committee will review each site submitted by Offerors for consideration, short-list sites, then coordinate with each Offeror to schedule a visit on one of the dates listed above. Based on the scoring and onsite visits, the Site Selection Committee will make a recommendation for the preferred Central Nebraska Replacement Veterans Home site.

**8.0 Other Information**

**8.0.1 Site Selection Committee**

The following individuals make up the Committee appointed by the Governor to receive Offers, evaluate, conduct site visits and recommend the site for the Central Nebraska Replacement Veterans Home:

Carlos Castillo, Director, Department of Administrative Services

Catherine Lang, Director, Nebraska Department Economic Development and Labor

John Hilgert, Director, Nebraska Department of Veterans Affairs & Director, Division of Veterans Homes/Nebraska Department of Health & Human Services

**8.02 Addenda to the Request for Statement of Interest and Offer**

If it becomes necessary to revise any part of this RSIO, an addendum will be issued on the State of Nebraska website at <http://www.cnvh.nebraska.gov>.

**8.0.3 Offeror Responsibility for Statement of Interest and Offer Preparation and Submission Costs**

Each Offeror will be responsible for any and all costs incurred and associated with the preparation of an Offer and any negotiations prior to award of selection. Offeror, may, at its option, submit multiple site Offers, and each site will be evaluated individually. An entity submitting multiple sites within a municipality, county or jurisdiction may submit multiple Offers, provided it submits the required site specific information for each site location separately and clearly identified as site option A, site option B, etc.

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

**8.0.4 Economy of Printed and Bound Offers**

Offeror must submit a complete and concise response to this RSIO containing complete details and the necessary information requested. Elaborate or expensive submittals are not desired or requested. All submittal information will be retained by the State.

**8.0.5 Bona Fide Offers in Earnest**

The Offeror must certify (a) that the Offer is made by the entity represented and is not made on behalf of an undisclosed entity, (b) that the Offeror has not colluded with any other Offeror(s) to submit a false Offer; (c) that Offeror has not solicited any other entity to refrain from submitting an Offer; and (d) that Offeror has not attempted by collusion or other means to establish for itself any advantage over any other Offeror(s).

**8.0.6 Right to Reject Offers and Negotiation**

The State of Nebraska and the Site Selection Committee reserves the right to reject any and all Offers and to waive any informality in Offers received and to recommend acceptance of the site deemed to be in the best interest of the Central Nebraska Replacement Veterans Home. Further, the State of Nebraska and the Site Selection Committee reserves the right to negotiate any and all elements of the Offer if it is deemed to be in the best interest of the State and Nebraska Veterans.

**8.0.7 Offer Acknowledgements**

Offerors recognize and acknowledge that the USDVA State Home Construction Grant Program parameters, criteria, funding, evaluation schedules and other requirements are subject to change and that the Central Nebraska Veterans Home Replacement Project is dependent on Federal and State funding. Offerors confirm that the requirements may change, that this RSIO may be amended, revised and/or abandoned depending on the aforementioned and other considerations.

**8.0.8 Duration of Offer**

Offerors must agree and stipulate that Offer is valid for one (1) year from due date of submission, and that the Offeror must provide reasonable assurance that certificate of title meeting the requirements of this RSIO will be provided to the State by August 1, 2013. The State, upon approval of Grant, intends to enter into contractual agreement with the Offeror and the exact timing of contract execution is dependent on submittals, reviews, conditional approvals and other USDVA SHCGP requirements.



# APPENDIX

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

**EXHIBIT A**

**Basic Site Selection Criteria and Requirements Evaluation Form**

Nine (9) principal categories will be evaluated. Each category will be assigned a score based on an overall model of 1200 points. The ranking given to each category is based on the determination of it's importance to the successful replacement of the Veterans Home by the Nebraska Department of Administrative Services/State Building Division, the Site Selection Committee and the Nebraska Department of Health and Human Services/ Nebraska Division of Veterans Homes, as influenced by the U.S. Department of Veterans Affairs State Veterans Home Construction Grant Program.

Each of the categories is divided into sub-categories to provide greater clarity as to content of the principal category.

The sum of the scores for all categories is the total score, with a possible maximum score of 1200 points for each individual site Offer.

<b>CATEGORY</b>	<b>SUB-CATEGORY</b>	<b>CATEGORY SCORE</b>
<b>1. Physical Factors</b>		<b>200</b>
	<b>Location</b>	
	<b>Topography</b>	
	<b>Physical Features</b>	
	<b>Access &amp; Circulation</b>	
	<b>Vegetation</b>	
	<b>Wetlands</b>	
	<b>Off Site Drainage</b>	
	<b>Geotechnical/Soil Conditions</b>	

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

<b>2. Utilities / Infrastructure Factors</b>		<b>150</b>
	Electrical Service	
	Electrical Rates	
	Water (potable & fire protection) Service	
	Water (potable & fire protection) Rates	
	Sanitary Sewer Service	
	Sanitary Sewer Rates	
	Natural Gas Service	
	Natural Gas Rates	
	Telephone Service	
	Telephone Service Rates	
	Data Service	
	Data Rates	
	Cellular Reception	
	Internet Connectivity	
	Cable Television Service	
<b>3. Cultural Factors</b>		<b>50</b>
	Previous History of Existing Structures on Site	
	Adjacent Land Uses & Structures	
	Land Use, Ownership & Control	
	Community Crime Rate	

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

<b>4. Environmental Factors</b>		<b>100</b>
	<b>Environmental Hazards</b>	
	<b>Noise</b>	
	<b>Odors</b>	
<b>5. Community Services</b>		<b>200</b>
	<b>Fire/EMT Response</b>	
	<b>Police/Sheriff Service</b>	
	<b>Trash/Refuse Removal Services</b>	
	<b>Snow Removal Services</b>	
	<b>Public Transportation</b>	
	<b>Proximity &amp; Access to Specialty Care</b>	
	<b>Proximity &amp; Access to Acute Care Medical Center</b>	
<b>6. Regulatory Factors</b>		<b>50</b>
	<b>Zoning</b>	
	<b>Capital Development/Impact Charges</b>	
	<b>Off-Site Improvements Plan Review &amp; Permitting Requirements</b>	
	<b>Environmental Regulations</b>	
	<b>Other Codes and Regulations</b>	
<b>7. Workforce Factors</b>		<b>300</b>
	<b>Workforce Competition</b>	
	<b>Available Workforce</b>	
	<b>Workforce Development</b>	

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

<b>8. Community Support Factors</b>		<b>50</b>
	<b>Funding Availability from Community Sources</b>	
	<b>Area Government Support</b>	
	<b>Support of Veterans Home</b>	
<b>9. Program Enhancements</b>		<b>100</b>
	<b>Support for Program Enhancements</b>	
<b>TOTAL OF CATEGORIES</b>		<b>1200</b>

**EXHIBIT B**

**RESPONSE INFORMATION AND FORMAT**

The following information is to be provided by the Offeror when presenting its Statement of Interest and Offer to site the CNVH. The information requested may be submitted in three ring notebook(s), with Table of Contents, Introduction and divider tabs at sections corresponding to the Site Evaluation Categories noted previously. Pages may be numbered sequentially or within Tabs i.e. II.2, II.3, etc., and is to be organized and presented as follows:

**Introduction:**

1. Identification of Offeror submitting Statement of Interest and Offer
  - a. Provide name and contact information (address, telephone number, email address) of contact person responsible for fielding and responding to all inquiries from the Nebraska Department of Administrative Services.
  - b. Identify all appropriate community members such as elected officials, governmental employees, civic entities (Chamber of Commerce, local Economic Development organization) and utility representatives who are involved in the Offer. Include any local or regional government areas such as townships, school districts, Natural Resource Districts (NRDs), planning agencies, airport authorities, etc. that have some form of jurisdiction over the proposed site.
  - c. Area Demographics including:
    - i. Regional, county, community/Metropolitan Statistical Area (MSA) population by age group
    - ii. Household number, median income and income distribution
    - iii. Unemployment percentage
    - iv. Major area industry
    - v. Largest employers
    - vi. Median wage information
    - vii. Average education level
2. Physical Factors (Tab 1)
  - a. General Map: Provide map showing proposed site location within the State and County, depicting road(s) accessing the site.
    - i. Provide information depicting the location and distance to the following:
      - (1) Nearest VA Medical Center, VA Community Based Outpatient Clinic (CBOC) and Vets Center.

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

- (2) Distance from community or communities providing Services (Category 5) and Support (Category 8).
    - (3) Distance from Workforce Education institutions (Category 7).
  - b. Aerial Photograph: Provide a current aerial photograph (1":200' scale) of the proposed site.
  - c. Survey: Provide a boundary survey of the proposed site prepared by a licensed Nebraska land surveyor. The survey shall include the location of all improvements, fences, easements and rights of way on or adjacent to the property, total acreage with a metes and bounds description. Include depiction of 100 and 500 year floodplain. Minimum standard for the survey is the 2011 Minimum Standard Detail Requirements for American Land Title Association (ALTA)/American Congress on Surveying and Mapping (ACSM) Land Title Surveys
  - d. Grade Contours: Provide a United States Geological Survey (USGS) 7.5 Minute Series topographical map, with the property boundaries outlined, which indicates patterns of drainage on and off the proposed site. Note any limiting factors (flood plain, creeks and other off-site drainage passing through property) which would limit construction or location of improvements on the site.
  - e. Soil Survey: Provide Web Soil Survey with types of topsoil and subsoil extracted from digital soil survey database maintained by the US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) /National Cooperative Soil Survey. Soil survey shall indicate whether infertile topsoil would require replacement, whether there would be a need for over-excavation of unsuitable soil or subsoil and replacement with surcharge for construction.
  - f. Geotechnical Report: Provide a geotechnical report consisting of at least six (6) soil borings at a minimum of twenty-five (25) feet depth. The report must include information on the existing and normal water table along with data on any known subterranean streams or related conditions along with recommendations and suggestions for the type of foundation.
3. Utilities/Infrastructure Factors (Tab 2)
- a. General: Provide information and describe the availability, adequacy, cost and specifics of electricity, water, sanitary sewer, natural gas, telephone, cellular, data, internet connectivity and cable utility services to the site.
    - i. Water Analysis: Provide information regarding the source of water and chemical analysis for compliance with U.S. Environmental Protection Agency (EPA) and Nebraska DHHS/ Department of Environmental Quality standards.

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

- b. Utility Location Map(s): Provide maps that depict the locations of all required utilities, with a description of how these utilities will be extended to the proposed site. Provide Public Utility Commission County Maps showing electric utility certification. Provide detailed county and area gas pipeline maps listing available utilities with sizes and pressures of pipelines. Provide a map of water and sewer lines, noting size and capacity of lines, lift stations, pump stations and water towers.
- c. Fire protection water: Provide information on pressure and flow at proposed site.
- d. Utility Availability Schedule: Provide schedule and assurance of when permanent utilities would be in place to serve the proposed site. Include schedule for provision of temporary power for construction of improvements at site.
- e. Utility Rates: Provide information on utility rates in unit measures indicated below. Provide information on potential pioneer, capital facilities, extension or connection charges. Provide assurance that rates will not vary based on any bond issue or other factors. Note available interruptible, large volume or other program rates. If incentive rates are offered, provide detail on comparison to normal rates.
  - i. Electricity - per kwh (kilowatt hour) and any applicable demand charges
  - ii. Water - per mgal (thousand gallons)
  - iii. Sewage - per mgal (thousand gallons)
  - iv. Natural gas - per therm
- f. Provide documentation that service from local telecommunications providers, high speed data, telephone land line and cellular service, television provider channels offered and reception quality, certificated by the Nebraska Public Service Commission, is available.

**4. Cultural Factors (Tab 3)**

- a. Provide statement describing:
  - i. Former Site Uses such as hazardous dumping, landfill, old foundations, archaeological grounds. Note history of existing structures.
  - ii. Nearby and adjacent Land Uses and Structures
  - iii. Land Use, Ownership and Control
    - (1) Function and pattern of land use, e.g., public domain, farming/ranching, urbanized; present and former
    - (2) Type of land ownership
    - (3) Use and control of nearby and adjacent property
  - iv. Community Crime Rate
    - (1) As measured or reported by the Nebraska Commission on Law Enforcement and Criminal Justice, Uniform Crime Reporting Program and Nebraska Incident-Based Reporting Systems



**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

5. Environmental Factors (Tab 4)
  - a. Phase I Environmental Assessment: Provide an Assessment for proposed site prepared in accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E-1527).
  - b. Topographic Map: Provide a USGS 7.5 Minute Series topographical map with the property boundaries outlined. Note any ecologically sensitive environments on this map.
6. Community Services (Tab 5)
  - a. Fire/EMT Service: Provide name, address, and telephone number of local fire protection services, including name and contact information for Fire Chief.
    - i. Provide statement describing the authority and type of fire rescue and Emergency Medical Technician (EMT) services.
    - ii. Provide brief description of responder capabilities including number of staff and positions, qualifications and certifications, number and type of equipment.
    - iii. Indicate response time/distance to proposed site, and whether there are any impediments e.g. railroads, areas subject to flooding, routes through residential areas, etc. to the path between the fire service and the proposed site.
    - iv. Provide Insurance Services Office (ISO) Public Protection Classification rating.
  - b. Local Police/Sheriff Service: Provide name, address, telephone number of local public safety services, including name and contact information for Police Chief or Sheriff
    - i. Provide brief description of department capabilities including number of staff and positions, qualifications and certifications, number and type of equipment.
    - ii. Indicate response time/distance to proposed site, and whether there are any impediments e.g. railroads, areas subject to flooding, routes through residential areas, etc. to the path between the public safety service and the proposed site.
  - c. Solid Waste Disposal: Provide method(s) of community solid waste disposal. Provide the name, location and permit number of the solid waste facility proposed to serve the site, or a list of capable vendors. Provide rate structure measured per ton, and sizes and types of available containers, either front loaded, compactors, roll-off or self-contained.
  - d. Snow Removal Services: Provide proposed method(s) and provider(s) of snow removal on public roads that service the Offeror's site. Note whether provided by local government, or contractors, or combination of the two. Provide a list of capable local vendors.
  - e. Public Transportation: Provide information on local public and/or commercial ground transportation such as bus service, including schedule service to region and/or community and ability to serve proposed site.

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

- f. Health Services:
  - i. Hospital: Provide name, address, and contact information for hospital and hospital administrator.
    - (1) Provide brief statement describing ownership and type of hospital.
    - (2) Provide a brief statement of the hospital's capabilities, including the number of beds, average census, number of staff and positions. Note any specialized capabilities of the hospital.
    - (3) Provide information regarding emergency care capability, including American College of Surgeons (ACS) Level designation/certification.
    - (4) Indicate response time to proposed site, and whether there are any impediments to the path between the hospital and the proposed site.
  - ii. Specialized Care: The Veterans Home members require access to specialty care, including, but not limited to those listed on the following page. Please provide information regarding whether each specialty is available and the distance from the Offeror's proposed site to the location where specialized medical care is provided.

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

<b>MEDICAL SPECIALTY</b>	<b>AVAILABLE (Yes/No)</b>	<b>DISTANCE FROM SITE TO PROVIDER (Miles)</b>
Hospice		
Radiological		
Radiology - MRI, CAT Scan		
Specialty Lab		
Dental		
Dialysis		
Mental Health		
Ophthalmology		
Prosthetics		
Psychiatry		
Wound Clinic		
Audiology		
Cardiologist		
Optometry		
Orthopedic		
Respiratory Therapy		
Dermatology		
Interventionalist		
Neurology		
Pain Clinic		
Pulmonology		
Specialty Wheelchair Company		
Urology		
Ear, Nose & Throat		
Gastroenterology		
Oncology		
Oral Surgery		
Podiatry		
Rheumatology		
Emergency Pharmacy		
Nephrology		
Ostomy		

**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

**7. Regulatory Factors (Tab 6)**

- a. In accordance with State statute, on-site improvements are not subject to local review and approval.
- b. Document zoning classification of proposed site, nearby and surrounding property and whether International Building Code (IBC) Use Group I-2, Nursing Home, is a permitted use. If site is not zoned to allow proposed use group, or if proposed use group requires special or conditional use permit, provide assurance of support from jurisdiction for construction of Home on proposed site, unencumbered by zoning restrictions.
- c. Provide information regarding any applicable capital development charges or impact fees associated with development of site infrastructure.
- d. Off-Site Improvements Plan Review & Permitting Requirements: Provide information regarding plan review authority, anticipated plan review time related to off-site improvements.
- e. Environmental Regulations: Note regulations affecting:
  - i. Soil conservation
  - ii. Protected areas
  - iii. Fish and wildlife protection
  - iv. Water, sewer, recycling, solid waste disposal
- f. Other Codes and Regulations.

**8. Workforce Factors (Tab 7)**

- a. Identify other long term care facilities within a 50 mile radius of the site, including scope of care and the range of number of employees.
- b. Identify the number of people currently in a 50 mile radius of the site with health care provider licenses (physician, registered nurse, medical technician, licensed practical nurse, certified nurse assistant, physical therapist, psychologist, psychiatrist, social worker, physician assistant, nutritionist, dietician, laboratory technician, etc).
- c. Identify the number of people commuting to the location within a 50 mile radius of the site.
- d. Identify the number of graduates from institutions of higher education within a 50 mile radius of the site, with degrees, associate degrees or certificates in related health care fields.
- e. Provide a list of the institutions of higher education or other training providers that offer education or certification programs for related health care fields. Including a description of the programs offered, the admissions process or the specialized training opportunities that would support the workforce at the site. Provide letters of support for workforce development of employees at the site.

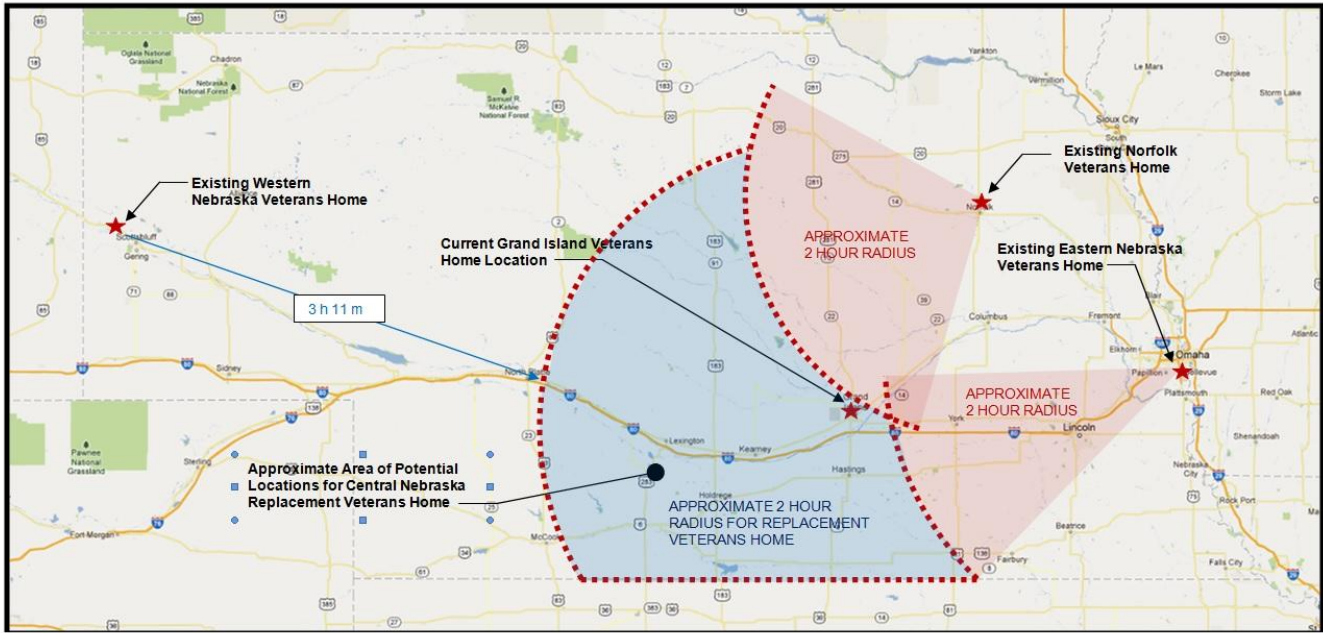
**CENTRAL NEBRASKA REPLACEMENT VETERANS HOME**  
**Request for Statement of Interest and Offer**

9. Community Support Factors (Tab 8)
  - a. Provide information of funding support from Community Sources
  - b. Provide certified copy of County Board Resolution of Support for Veterans Home program in accord with principles outlined in Exhibit D.
  
10. Program Enhancements (Tab 9)
  - a. Chapel: 3,600 additional square feet (SF) at estimated value of \$250.00 per SF.
  - b. Woodshop: 1,000 additional square feet (SF) at estimated value of \$200.00 per SF.
  - c. Ceramic Kiln: 1,000 additional square feet (SF) at estimated value of \$200.00 per SF.
  - d. Library: 750 additional square feet (SF) at estimated value of \$230.00 per SF.

Provide a description of Offeror's support for Program Enhancement, value and or benefit to Nebraska Veterans and related information.
  
11. Costs (Tab 10)
  - a. Provide full accounting of all estimated costs to the State of Nebraska associated with proposed site Offer, including but not limited to purchase of land, site and existing structure removal/clearing, utilities fees as noted in Tab 2, community required road improvements and signalization, legal or other fees.

CENTRAL NEBRASKA REPLACEMENT VETERANS HOME  
Request for Statement of Interest and Offer

EXHIBIT C



SCHEMMER  
ARCHITECTS | ENGINEERS | PLANNERS

Zone of Location for Replacement Veterans Home



NEBRASKA VETERANS HOMES  
Time – Travel Map  
No Scale

**EXHIBIT D**

(Outline Principles for Resolution of County Support for Veterans Home)

1. Positive promotion of Veterans Home services, programs, activities and initiatives.
2. Assist with inquiries on service lines and with applications to the State Veterans Home programs.
3. Recognize that the State Veterans Homes must comply with regulations and standards of care and provide support and understanding to member families regarding compliance with these regulations and standards.
4. Provide positive and supportive communication between Veterans programs and school and civic events.
5. Assist the Veterans Home with grant and donation enterprises to support the Home's long term goals and Veterans service functions.
6. Provide positive community relationship building programs to serve Veterans, spouses of Veterans and Gold Star parents.
7. Promotion in serving member burial needs.

**EXHIBIT E**

**Estimated Utility Demand and Usage Requirements**

1. Electricity:
  - a. Peak Demand: 2,170 KW
  - b. Low Side Voltage: 277/480V; 3 phase
2. Water:
  - a. Peak water demand: 330 GPM plus 1,250 GPM for fire flow.
  - b. Average gallons / day usage: 110,140 gallons / day.
3. Sewer:
  - a. Peak Daily Flow: 137,800 gallons / day
  - b. Average gallons / day: 110,140 gallons / day
  - c. Minimum Sanitary sewer line size: 10 inches, 2740 fixture units
4. Natural Gas:
  - a. Peak demand: 15,530 cubic feet / hour